

**COUNCIL BLUFFS PLANNING COMMISSION
TUESDAY, MAY 11, 2004 - 7:00 P.M.
COMMUNITY HALL – 205 SOUTH MAIN STREET**

1. CALL TO ORDER

2. ROLL CALL

3. ADOPTION OF AGENDA

4. APPROVAL – MINUTES OF THE APRIL 13, 2004 MEETING

5. PROOF OF PUBLICATION

6. REVIEW OF MEETING PROCEDURES

7. PUBLIC HEARINGS

- A. CASE #SAV-04-001: Public hearing on the request of the Community Development Department to vacate the following right-of-way: South 9th Street right-of-way abutting Block 50 and Block 51, Riddle's Subdivision; South 10th Street right-of-way abutting Block 49 and Block 50, Riddle's Subdivision; South 11th Street right-of-way abutting Block 48 and Block 49, Riddle's Subdivision; South 12th Street right-of-way abutting Block 47 and Block 48, Riddle's Subdivision; the east/west alley located in Block 47, Riddle's Subdivision; the east/west alley located in Block 48, Riddle's Subdivision; the east/west alley located in Block 49, Riddle's Subdivision; the east/west alley located in Block 50, Riddle's Subdivision; the east/west alley located in Block 51, Riddle's Subdivision. Location: East/west alleys extending from South 8th Street to South 13th Street and the right-of-way of South 9th, South 10th, South 11th and South 12th Streets from 14th Avenue right-of-way to 13th Avenue railroad right-of-way.
- B. CASE #SAV-04-002: Public hearing on the request of the Community Housing Investment Corporation to vacate 17th Avenue right-of-way abutting Blocks 5 and 12, Howard's Addition. Location: 17th Avenue between South 11th Street and South 12th Street.
- C. CASE #ZC-04-004: Public hearing on the request of the Community Development Department to rezone Block 16 (except the north 80' of Lot 1 and the north 80' of the east 22' of Lot 2) and the north ½ of Block 17, Grimes Addition from I-1/Light Industrial to A-2/Parks, Estates and Agricultural. Location: Between North 10th and North 11th Streets from Creek Top to Avenue B.
- D. CASE #ZC-04-005: Public hearing on the request of Debra Danielson for the neighborhood to:
1. Rezone from R-2 to R-1: Lots 1 through 11, Block 1, Jackson's Addition; the west 155 feet of part of Out Lot 1, Jackson's Addition lying north of High School Avenue; all of Folsom Place; the north 48.75 feet of Lot 1 and the south 69.75 feet of Lot 1 and the south 60 feet of the west 50 feet of Lot 3, except south 23.66 feet of the west 35.14 feet, Referee's Subdivision of part of Out Lot 1, Jackson's Addition; Lots 1-8, Block 2, Jackson's Addition and 7.416 feet strip abutting north side of Lot 1; Lots 1 through 12 and Lots 16, 17, 20, Auditor's Subdivision of part of Out Lots 2 and 3, Jackson's Addition; Lots 1 through 8, Block 6, Jackson's Addition; all of J. W. Squire's Subdivision of part of Out Lot 5, Jackson's Addition; Out Lot 4 Jackson's Addition; Blocks 1 and 2, Turley and White Subdivision; Lots 1 through 4, Mary E. Street's Subdivision of Out Lot 4, Jackson's Addition; Lots 2 through 4, Auditor's Subdivision of Out Lot 5, Jackson's Addition; west ½ of Lots 1 and 2, Out Lot Folsom and the west 203.5 feet of Lot 13, Out Lot Turley and 8.7 foot strip adjacent on the north; the west 5 feet of the Lot 2 and all of Lots 3, 4, 7, 8 and 9, Auditor's Subdivision of Out Lot Turley and all of Auditor Subdivision of Lots 5 and 6,

Auditor's Subdivision of Out Lot Turley; all of John Keller's Subdivision of Lots 9, 10, 11 and part of Lot 12, Keller's Subdivision of Original Plat Lot 175; Lots 4 and 5, Original Plat Lot 232 and Lots 3 and 4, Original Plat Lot 231.

2. Rezone from R-3 to R-1: Lots 1 through 12, Turley Subdivision of Out Lot 7, Jackson's Addition; Lots 1 through 16, Block 7, Jackson's Addition; Lot 1, Block 12, Jackson's Addition; Lots 1 through 3, Block 8, Jackson's Addition; the north 77 feet of the west 300 feet of Out Lot 8, SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36-75-44; the west 200 feet of Out Lot 6, SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36-75-44.
3. Rezone from A-P to R-1: The north 50 feet of Lot 13, Auditor's Subdivision of Out Lots 2 and 3, Jackson's Addition; Lot 9, Block 2, Jackson's Addition.

Location: Generally described as an area including Bluff Street and 3rd Street between Worth Street and Willow Avenue.

- E. CASE #ZC-04-006: Public hearing on the request of M-N Investment Company to rezone 14.38 acres in part of the NE $\frac{1}{4}$ and part of the SE $\frac{1}{4}$, all in Section 23-75-44 from I-2/General Industrial to C-2 Commercial. Location: East of North 15th Street and south of Big Lake Road.
- F. CASE #URN-04-002: Public hearing on the request of the City of Council Bluffs to create the Mid City Corridor Urban Renewal Area and adopt the required plan for the 36 block area legally described as: beginning at the intersection of the centerline of Avenue 'G' and the centerline of 10th Street; south along the centerline of 10th Street to the centerline of 5th Avenue; west along said 5th Avenue to the centerline of Indian Creek; thence north and northeasterly along said centerline of Indian Creek to the centerline of 13th Street; thence north along said centerline of 13th Street to the centerline of Avenue 'A'; thence west along said centerline of Avenue 'A' to the west line of Lot 13 Block 11, Beer's Subdivision extended; thence north along said west line to the northwest corner of said Lot 13; thence east along the north line of Lots 13 and 14, Block 11, Beer's Subdivision extended to the centerline of North 13th Street; thence north along said centerline of the North 13th Street to the centerline of Avenue 'G'; thence east along the said centerline of Avenue 'G' to the centerline of 10th Street and the point of beginning. Location: From 10th Street to Indian Creek between Avenue 'G' and 5th Avenue.
- G. CASE #URN-04-003: Public hearing on the request of the City of Council Bluffs to create 23rd Avenue Urban Renewal Area and adopt the required plan for the area legally described as: all of Blocks 4 through 11, 18 through 21, 25, 32 through 39, 46 through 53, 60 through 67, 74 through 81, 88 through 95, Railroad Addition, Lots 1 through 32, Coy Subdivision, Lots 1 through 6, Thallas Subdivision, Lots 1 through 14, Wyatt Subdivision and including all alleys and right-of-way located therein, City of Council Bluffs, Pottawattamie County, Iowa. Location: From Indian Creek to South 22nd Street.

8. OTHER BUSINESS

- A. Extension of time – final plat approval – Euclid Heights
- B. Extension of time – final plat approval – The Hills of Cedar Creek
- C. Vacancy – Enterprise Zone Commission
- D. City Council update
- E. Other items of interest

9. ADJOURNMENT

(Revised 5-4-04 cac)